

## RESOLUTION NO. A-\_\_\_\_\_

## SPECIAL PERMIT NO. 1986

1 WHEREAS, TJK Investments, Inc. has submitted an application designated  
2 as Special Permit No. 1986 for authority to construct a parking lot in the R-4 Residential  
3 zoning district on property located at 28th and Vine Streets, and legally described to wit:

4 Lot 1, Block 2, Houtz & Baldwins Subdivision, except for the  
5 west 4 feet and except for triangle in northeast corner and Lot  
6 2, Block 2, Houtz & Baldwins Subdivision, except that part  
7 thereof more particularly described as follows: Beginning at  
8 the northwest corner of said Lot 2 and proceeding easterly  
9 along the north line of said Lot 2, a distance of 3.97 feet;  
10 thence southwesterly along the arc of a circular curve, bearing  
11 to the right whose initial tangent deflects 90 degrees 23  
12 minutes 55 seconds right from said north line whose central  
13 angle is 2 degrees 28 minutes 46 seconds, and whose radius  
14 is 1,155.92 feet, a distance of 50.03 feet to the intersection  
15 with the south line of said Lot 2; thence westerly along said  
16 south line of said Lot 2; thence westerly along said south line,  
17 a distance of 2.58 feet to the intersection with the west line of  
18 said Lot 2; thence northerly along said west line, a distance of  
19 50.0 feet to the point of beginning; located in the West Half of  
20 the Northwest Quarter of the Southwest Quarter of Section 19,  
21 Township 10 North, Range 7 East of the 6th P.M., Lincoln,  
22 Lancaster County, Nebraska;

23 WHEREAS, the real property adjacent to the area included within the site  
24 plan for this parking lot will not be adversely affected; and

25 WHEREAS, said site plan together with the terms and conditions hereinafter  
26 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal  
27 Code to promote the public health, safety, and general welfare.

28 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of

1 Lincoln, Nebraska:

2 That the application of TJK Investments, Inc., hereinafter referred to as  
3 "Permittee", to construct a parking lot in the R-4 Residential zoning district on the property  
4 legally described above, be and the same is hereby granted under the provisions of  
5 Section 27.63.170 of the Lincoln Municipal Code upon condition that construction and  
6 operation of said parking lot be in strict compliance with said application, the site plan, and  
7 the following additional express terms, conditions, and requirements:

8 1. This permit approves a two-phase parking lot in the R-4 zoning district.

9 2. Before receiving building permits the construction plans must conform  
10 to the approved plans.

11 3. Before occupying the parking lot all development and construction  
12 must be completed in conformance with the approved plans.

13 4. All privately-owned improvements must be permanently maintained  
14 by the Permittee.

15 5. The site plan approved by this permit shall be the basis for all  
16 interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
17 elements, and similar matters.

18 6. The terms, conditions, and requirements of this resolution shall be  
19 binding and obligatory upon the Permittee, its successors, and assigns. The building  
20 official shall report violations to the City Council which may revoke the special permit or  
21 take such other action as may be necessary to gain compliance.

22 7. The Permittee shall sign and return the City's letter of acceptance to  
23 the City Clerk within 30 days following approval of the special permit, provided, however,

1 said 30-day period may be extended up to six months by administrative amendment. The  
2 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
3 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
4 Permittee.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_\_ day of \_\_\_\_\_, 2002:

\_\_\_\_\_  
Mayor